

Alva Community Council (ACC)

www.alvacommunitycouncil.org.uk

Minutes of Meeting, Monday 13 January 2014, 7.30pm

Venue: Alva Baptist Church, Alva

Community Councillors Present:

Lynn Cameron - Chairperson Sub Committee - Events	Philip Ward - Vice Chairperson Convener - Data Protection inc IT & Website
Margaret McArthur - Secretary Sub Committee - Planning	Anne Spruce - Treasurer
Sandra Rees - Minute Secretary Sub Committee - Events	Kirsty Wilson Convener - Health inc Alva Health Centre Patient Group
Gemma Waghorn Convener - Education inc School Council & PTA	Linda Grieg Convener - Environment inc Parks & Alva Glen Sub Committee - Events Sub Committee - Planning
Ian Cameron Sub Committee - Planning	Jim Lyle Sub Committee - Planning

In Attendance:

Cllr Donald Balsillie (SNP) Cllr Archie Drummond (Ind) Members of Public (MOP) x 30
Niall Urquhart, Team Leader for Sustainability, Clackmannanshire Council

Agenda Item	Minutes of Item Discussed	Action By
1	Welcome and Introductions Lynn welcomed guest speaker, Niall Urquhart, who is attending to give a presentation on the Local Development Plan (LDP) and to answer any questions that may arise. She explained this will take up a lot of the meeting time so some standard agenda items have been postponed till the February meeting.	
2	Apologies Lisa Williams	
3	Minutes of Previous Meeting 09/12/13 Minutes proposed by Kirsty Wilson. Seconded by Jim Lyle	
4	Matters Arising from Previous Minutes Balance Sheets 12/13 - Anne confirmed that members of ACC attending have been given a copy of the 12/13 balance sheets and a copy will be posted on the website along with the December minutes. Sandra will put a copy in the ACC public file in Alva Community Access Point (CAP). Nomination for Provosts Citizen of the Year Award - Margaret confirmed that ACC's nomination of Doreen Harvey has been submitted. Expenses Pro-Forma - Margaret contacted Clackmannanshire Third Sector Interface (CTSI) for advice on appropriate paper work for claiming expenses. CTSI's, Maureen Hill has forwarded paper work used by them and Margaret has forwarded to members by email. Some members had been unable to open the documents so Phil agreed to 'fix' and resend to members.	SR PW
5	Police Report PC David Armitage sent a report - attached.	

<p>6</p>	<p>Guest Speaker Niall Urquhart, Team Leader for Sustainability, Clackmannanshire Council</p> <p>The Powerpoint slides used for Nialls presentation are attached.</p> <p>Niall explained that the proposed Local Development Plan (LDP) is setting the framework for the next 20 years, the public consultation period commenced 15/11/13 and concludes on 24/01/14. Clackmannanshire Council (CC) will then consider recommendations. Minor changes are not notifiable but major changes require the document to be republished. The plan goes to Scottish Ministers. Once adopted it will replace the existing Clackmannanshire and Stirling Structure Plan (2002) and Clackmannanshire Local Plan (2004) and their Alterations.</p> <p>The population of Alva declined between 2001-2011, there is currently spare primary school capacity.</p> <p>Strategic Objectives: These are drivers of the plan. Positive change includes bio-diversity, improved environment, reducing greenhouse gas emissions. Meeting the need for new homes supports the strategy for growth and includes affordable and specialist housing.</p> <p>Chapter Areas: include town centre strategy (e.g. parking), image of Alva (e.g. Alva Glen Hotel). The landscape around Alva makes major contribution to the setting and identity of the village. There is significant scope for development on the west side of Alva and also at the Berryfield Mill site. Developer contributions would pay for improved transport linkages. Scottish Environment Agency (SEPA) say there is sustainable flood management constraints on south of Alva regarding flooding that is why CC are considering the west of the town for development. Alva is short of sustainable housing so development is needed for social cohesion to encourage younger people to stay in the town.</p> <p>Supplementary Guidance: Developer contributions can be requested e.g. extend schools if required. There is one onshore windfarm in Clackmannanshire at Burnfoot – CC will look at capacity to accept more. In architecture there will be more green spaces, water features in new developments. CC will consider benefits of bio-diversity e.g. more parkland, allotments, wildlife. Developers will have to adhere to the ethos of energy efficiency in low carbon developments.</p> <p>Alva - Main Changes through proposed LDP:</p> <p>H41 - Alva West. This is not an established site. Greenfield. Significant size at 430 units. Not all of the site would be housing. There is a landscape structure plan. There would be consultation. Flood issues at some other sites. There are run-off/drainage problems at H41 but CC has consulted Scottish Environment Protection Agency (SEPA) and they have no major concerns as could landscape ‘swales’ i.e. a depression between slopes that provides for drainage. There are water quality concerns but development gives opportunity to look at issues and to improve water quality in river Devon. The Hillfoots Diamond Jubilee Way runs between Blairlogie and Muckhart and will be incorporated into the site to promote cycling and walking.</p> <p>M05 - Park Street. This is a brownfield site but proposing mixed use perhaps residential, business, healthcare.</p> <p>S07 - Alva Cemetery Existing one has only 7 years capacity left so there are plans to extend.</p> <p>S08 - Woodland Burial Site / Memorial Woodland Opening 2014.</p>	
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E01 - Alva Woodland Park Expansion

There are plans to extend the Woodland Park southwards. CC are looking at developer contributions.

T22 - A91 Corridor Improvements.

There is potential for traffic lights at Brook Street and Queen Street via developer contributions. Improving frontages i.e. image of town centre, improving parking, etc.

T23 - Back Road

Improvements as part of the national cycle network. There are plans to create a circular route Dunfermline to Stirling. There is a gap in the network between Menstrie and Tillicoultry so there are plans to address this and also Tillicoultry to Alva Academy so that children can cycle to school. Rail line at Menstrie to be converted and there is a proposal for a cycle path from Shavelhaugh Way to Fishcross.

H36 - Brook Street / Beauclerc Street. Brownfield.

H37 - Brook Street / Back Road. Brownfield.

H40 - Queen Street/Erskine Street. Brownfield. Planning permission granted in Sept '13 for 48 houses and flats. This attracted government funding as has good environment credentials.

H38 - Berryfield (a.k.a. Hodgsons Mill) Brownfield residential development at east end of town. 100 units. Currently privately owned, a sensitive site as near school and industry.

H39 - Former Alva Glen Hotel. Demolition & redevelopment of site for a flatted development, perhaps housing for the elderly, 12 units. CC have applied for a Compulsory Purchase Order and await the result. Subject to objection from the owner.

Niall invited questions from those present:**Questions about proposed development of H41 - Alva West.**

A member of the public (MOP) expressed concern about safe passage to school for children living in the new houses. Niall said there will be traffic signals at junctions and other ideas are being considered to improve road safety e.g. having houses looking onto footpaths to increase feeling of well-being. The MOP suggested that the Berryfield site should be developed first as more accessible to schools. Niall explained that Alva has a good range of shops but some are being lost so it is hoped to revitalise the town centre and this could be done with the large scale development at H41.

A MOP considers that the proposal for 430 houses at H41 would be an excellent deal for the developer but he is not convinced that it will revitalise the town centre unless the lack of parking is addressed.

Another MOP asked why CC are considering a greenfield site for development when there are undeveloped brownfield sites. Niall replied that CC would prefer a phased development of brownfield sites first but Scottish Government guidance prevents this. (to remove obstruction from developers). MOP said CC could withdraw.

Kirsty asked about access to the H41 site, the families of deer in the field and drainage issues due to solid clay. Niall explained proposals include a roundabout on the A91 midway along the site and not via Cleuch Drive or Balquharn farm road. There will also be a bus stop. The deer will naturally withdraw from the site. The foundations on the north side will push water onto south side, a water risk assessment will be done.

A MOP said the houses at Cleuch Drive are already prone to flooding and asked for reassurance that water from the field won't flood her house again and that if it did happen if the developer would pay for damage.

A MOP said that after the flooding at H41 and adjacent houses in 1984 CC provided a map showing 6 streams running into the field from the hill. The MOP suggested that someone needs to look at this. Niall confirmed CC had taken advice from SEPA hydrologist but will take issues raised tonight back to SEPA as there appears to be many complexities.

A MOP asked the date of no return for submitting objections to proposed development at H41. Niall confirmed the consultation period ends on 24 January and representations should be made by then to the Planning Department of CC who will then make representations to Elected Members at a meeting on 24 May. The MOP said CC were wrong to have the consultation timescale over the festive period.

Archie Drummond advised that the end of the consultation period on 24 January should not be underestimated as there doesn't seem to be anyone present who thinks that development of H41 is a good idea.

A MOP questioned the desirability of housing so close to the recycling centre on the north side and close to the bonded warehouse on the south side and is concerned about coalescence of Alva and Menstrie.

Another MOP raised similar concerns that the proposals constitute ribbon development, filling the gap between Alva and Menstrie.

A MOP asked if a request has been made to extend the town boundary. Niall said this is not required.

A MOP asked for a show of hands of people wishing to take a petition around doors to oppose the development of H41. 10 people volunteered.

A MOP suggested that Alva Community Council (ACC) should head-up the opposition to proposals for H41. Lynn stated ACC would not do this, however, any concerns emailed to ACC by Saturday evening, 18 January, will be collated and submitted to Development Planning at Clackmannanshire Council (CC) following the meeting of ACC Planning Sub-Committee on 20 January. MOP's could also submit their representations independently to CC.

Questions about proposed development of M05 - Park Street

A MOP said she lives near the site and received a letter but it didn't say what is planned for the site. Niall explained it was a standard letter and that CC doesn't know yet what will be built but it may not just be housing.

A MOP expressed concern that the map of M05 site incorporates the car park at Ochil Leisure Centre. Niall confirmed this is an error.

Jim asked if consideration could be given to building a Community Centre/Hub. Niall suggested this could be accommodated at M05 but developer contributions would be required.

Kirsty suggested it would be more sensible to first build a community centre, skate parks, etc, to attract people to buy the proposed new houses. Niall said Alva has good open spaces already but developers could be asked for contributions.

General Questions

A MOP asked if all the proposed new housing will be for families/young people as there is a need for smaller houses for older people wishing to downsize. Niall said there will be a mixture.

Niall concluded by encouraging those present to submit their comments/objections to Planning Department of Clackmannanshire Council by 24 January.

	Donald Balsillie reiterated the above and that comments from people in all the towns of Clackmannanshire will be considered by elected members in May '14 then sent to Scottish Government. Donald said he will represent the people of Alva the best way he can and recognises that the many issues and concerns raised tonight about H41 need investigation.	
7	Date of Next Meeting 10 February 2013 at Ochil Leisure Centre 7.00pm pre-meeting for ACC Councillors. 7.30pm Public Meeting.	



Police Service of Scotland

Community Council meeting

Name of
Community Council:

Alva Community Council

Date of Meeting:

13/01/2014

Crime Reports
Detected:

Since the last meeting on 09th December 2014. We have:

14 Crimes detected not including minor road traffic offences.

These offences relate to incidents including breach of the peace, vandalism, assault, possession of controlled drugs, theft by shoplifting, possession of offensive weapons and a person being concerned in the supply of drugs.

Points of note from the detected cases would be the case where an individual has been charged with being concerned in the supply of controlled drugs. This involved several officers from the Community team who received intelligence allowing a warrant to be craved. The warrant was executed and 1 individual was apprehended and charged with several offences under the misuse of drugs act relating to supply of controlled drugs. This displays the use of information being passed to the Police to assist us in tackling misuse of drugs in and around the area.

Another incident occurred on hogmanay which involved possession of an air rifle in a public place. This was subject to rumour and gossip in the town and to allay any fears we can confirm that this appears to be an isolated incident where the offender was apprehended swiftly and has been charged with an offence under the firearms act. This is not linked to any concerning crime pattern and will be monitored closely.

Crime Reports
Undetected:

9 Crimes are undetected. They are as follows:

6 of these relate to vandalism, none of which appear to be linked. 4 of the vandalism's have occurred to vehicles with paintwork being scratched and windows damaged. We are still keen to receive any information regarding these incidents and would encourage any residents to contact us about vandalism as it is continuing to occur on a regular basis.

Another of the undetected cases relates to a theft. This incident occurred when an occupant left their home insecure. The suspect has entered and stolen a four figure sum of cash from within the address. This case is still being investigated. It is again important to stress that on most occasions simply securing your home and locking windows and doors is enough of a deterrent to prevent these types of crime.

Total Crime Reports:

23 Crimes



Police Service of Scotland Community Council meeting

Road Traffic
Offences:

5 cases have been dealt with in relation to road traffic offences.

% of Overall
Detection Rate:

61 % (not including road traffic offences)

PACT :

Pact priorities for January and February 2014:

Our PACT priority for this period relates to drug misuse in the Alva and Menstrie areas.

Drug misuse has a detrimental effect on the communities in which we live and work. Chris and I are interested in obtaining information relating to drugs misuse and drug dealing. We will then use this information to obtain drugs warrants and target the dealers blighting the community. We can be contacted in confidence via the non emergency telephone number of 101.

Feedback from
meeting:

Clackmannanshire Proposed Local Development Plan

The Proposed Local Development Plan (LDP) seeks to lead and guide change by informing stakeholders, developers and investors, and giving any party the opportunity to participate in shaping communities, and providing a structure within which planning decisions can be made with confidence.



- **The Proposed LDP represents the Council's position in terms of the policies it wishes to adopt and the sites and projects it wishes to promote and support. It therefore sets out the Council's view of what the adopted Plan should be.**
- **The Proposed LDP and supporting documents have been prepared following research and consultation with internal and external partners including statutory consultees, key agencies, local communities, developers, landowners, businesses and Elected Members.**



Clackmannanshire Proposed Local Development Plan

The Vision Statement

Our vision for a sustainable Clackmannanshire in 2035 is of:

A community that has experienced a successful transition to a vibrant low-carbon economy, providing excellent educational, training and employment opportunities, job satisfaction and a continually improving sense of well-being for its people in an area which delivers a high quality of life. Social and economic inequalities will have reduced dramatically and the environment and the services provided by nature will have been protected and enhanced for the benefit of current and future generations.



Strategic Objectives 1-4

1. A Clear Framework for Positive Change
2. Sustainable Economic Growth
3. Environmental Sustainability
4. Meeting the Need for New Homes



Strategic Objectives 5-8

- 5. Community Regeneration and Improving Health and Wellbeing
- 6. Natural Environment
- 7. Built Environment
- 8. Sustainable Transport and Accessibility



Chapter Areas

- Creating Sustainable Communities
- Employment and Prosperity
- Environmental Assets
- Spatial Context/Area Statements



Supplementary Guidance

7 pieces of Supplementary Guidance have been produced on topic specific areas:

- 1 – Developer Contributions
- 2 – Onshore Wind Energy
- 3 – Placemaking
- 4 – Water
- 5 – Affordable Housing
- 6 – Green Infrastructure
- 7 – Energy Efficiency and Low Carbon Development



Getting involved

Representation Period

15th November 2013 to 24th January 2014

Further Details

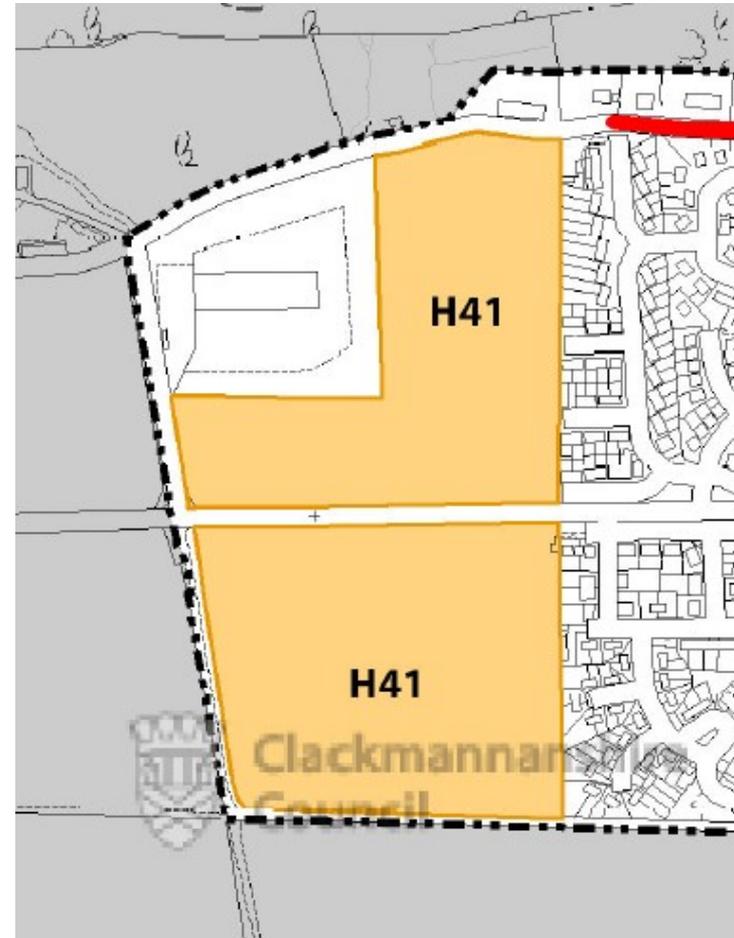
www.clacksweb.org.uk



ALVA - Main changes introduced through Proposed LDP

H41 - Alva West housing allocation

- up to 430 units
- Masterplan/Development Brief
- Green belt/urban edge enhancement
- flood/drainage issues addressed
- pedestrian routes/links



ALVA - Main changes introduced through Proposed LDP

"The landscape around Alva makes a major contribution to the setting and identity of the village...There are opportunities for enhanced access around the settlement...Strengthening of settlement boundaries...particularly the west side of the village would aid the robustness of the Green Belt around Alva. These settlement boundaries would benefit from measures such as landscape structure planting, which could form part of future development around the settlement."

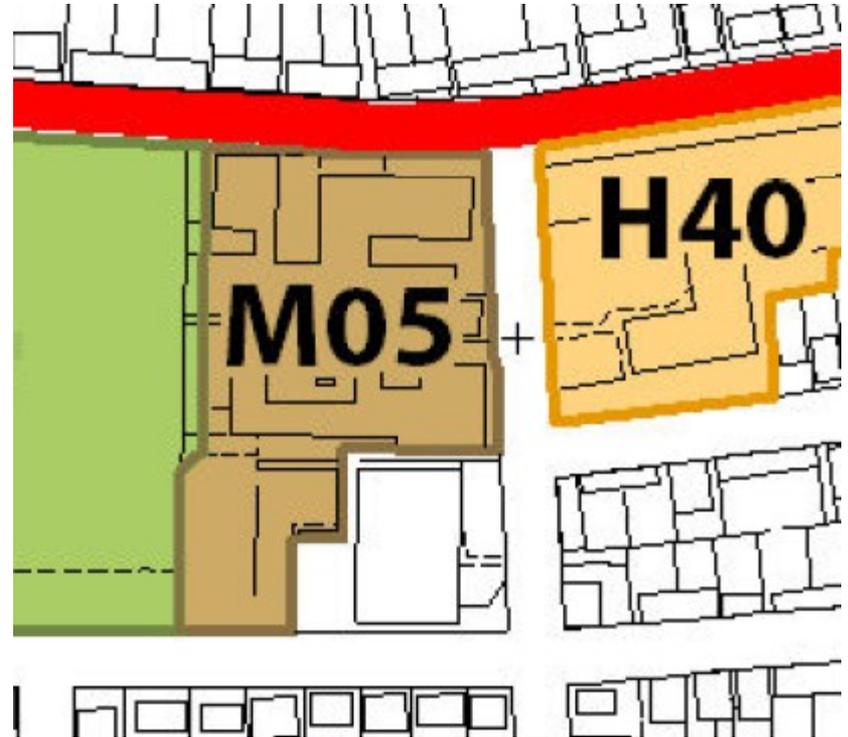
Review of Green Belt in Clackmannanshire
Draft Report
June 2012



ALVA - Main changes introduced through Proposed LDP

M05 – Park Street mixed use allocation

- central location
- residential/commercial/business uses
- quality frontage to park
- flood/drainage issues addressed
- Development Brief



ALVA - Main changes introduced through Proposed LDP

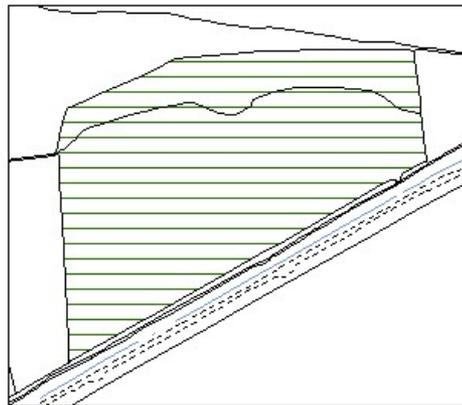
S07 – Alva Cemetery extension

- likely to be required post 2015
- flood/drainage issues addressed



S08 – Woodland Burial Site

- opening 2014



ALVA - Main changes introduced through Proposed LDP

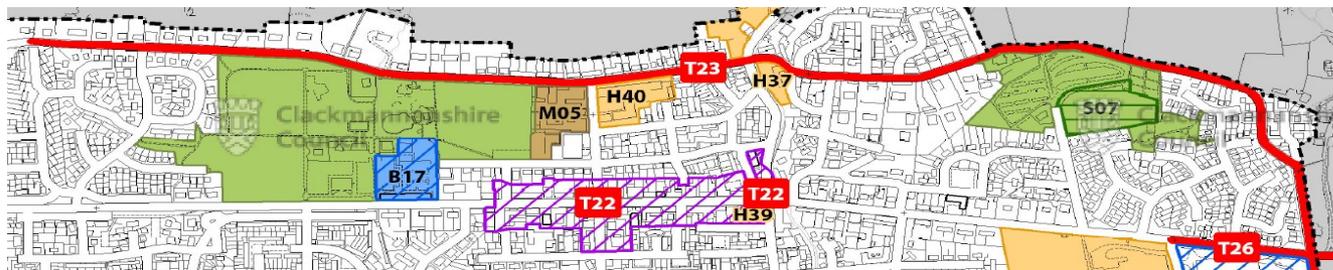
T22 – A91 Corridor improvements

- junction improvements
- pedestrian crossings
- potential traffic signals



T23 – Back Road

- improvements as part of national cycle network



ALVA - Main changes introduced through Proposed LDP

General:

- Increased emphasis on town centres
 - town centre health checks
 - development of town centre strategies
- Greater focus on 'Placemaking'
 - quality design solutions
 - sustainable development

